

MADEIRA ROAD, LEYTONSTONE

Offers In Excess Of £750,000 Freehold 4 Bed House



Features:

- Victorian Terrace House
- Four Bedrooms
- Close to Leytonstone Underground
- Converted Loft
- Three Bathrooms
- Two Reception Rooms
- Chain Free

A beautifully presented, four bedroom, three bathroom Victorian terrace with a fantastic loft suite and tranquil garden. All perfectly located for accessing the best of Leytonstone's nightlife and just a few minutes walk from the station.

Your door to door City commute could take as little as twenty three minutes from nearby Leytonstone station, where the rapid Central line takes you through to Liverpool Street in quarter of an hour.

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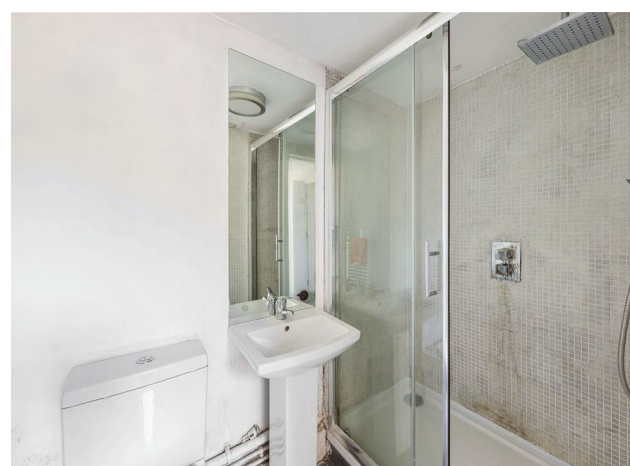
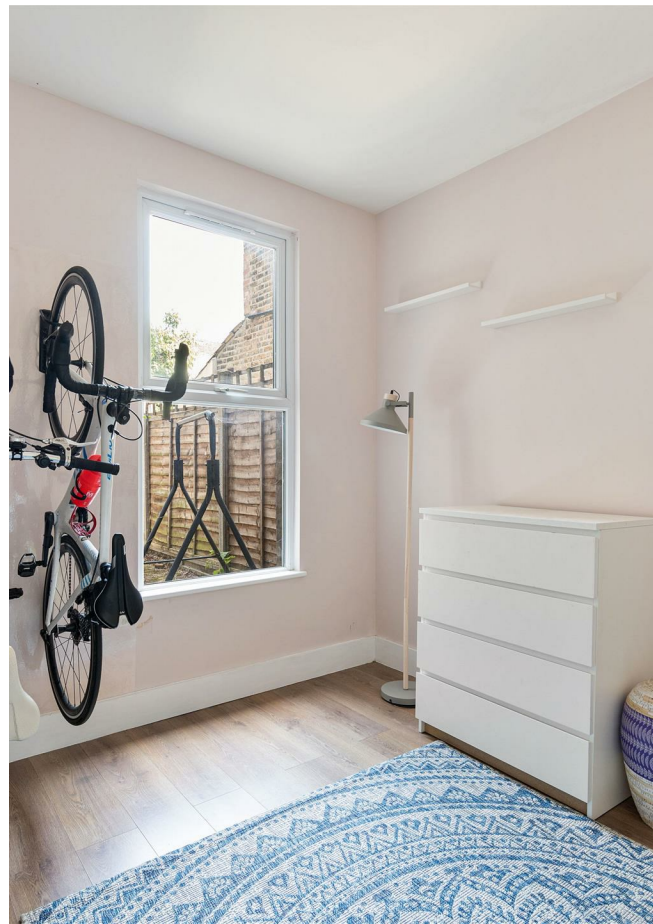
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IF YOU LIVED HERE...

In your first, 145 square foot reception room, a large, bright bay window casts an abundance of natural light over smooth, broad hardwood flooring. Next door, your second reception is equally as bright and that immaculate flooring continues in here and throughout the whole ground floor. Both reception rooms are tastefully decorated, with the first featuring a stylish block of matt turquoise paint across the rear wall. Through in your 155 square foot kitchen diner, there's another luminous bay window that makes the perfect alcove for your dining table and chairs. Glossy white cabinets and pale grey splashbacks line the walls, while a sleek, stainless steel chef's oven and extractor hood sit to the rear.

After your kitchen, you'll come to a smart, contemporary shower room and a handy utility room before opening up the door that leads out to your gorgeous garden. Out here, a generous stretch of Trulawn gives way to a peaceful, raised deck. A great spot to relax, enjoying your morning coffee or an evening glass of wine. As you head back inside and upstairs, you'll arrive in your impressive, 185 square foot principal bedroom. This delightful L shaped space has a glorious bay window bathing the sleeping area in light and a second window lights up a handy nook, currently in use as a home working space.

There are two more double bedrooms on your first floor, both with peaceful garden views, and another contemporary family bathroom sits in the centre. Here you have a modern white suite, chrome mixer shower over the tub, floor to ceiling sandstone

tilework and slate grey floor tiles. Finally, up on the second floor, you have a wonderfully converted loft suite with a large skylight, a second window offering rooftop views, 130 square feet of floorspace and more immaculate engineered hardwood underfoot. The final jewel in the crown is your third bathroom, a stylish en suite with a luxurious, stroll in rainfall shower.

There's plenty of wide open greenery for you to explore nearby. A leisurely fifteen minute stroll brings you to Harrow Road Playing Fields, the start of a long stretch of footpaths and cycle ways around Jubilee Pond and across Wanstead Heath. For indoor exercise, Leytonstone Leisure Centre is even closer to home with soft play, a modern two storey gym, two swimming pools, a varied programme of fitness classes and the recent addition of a virtual group cycle studio. On your way back home we recommend stopping off for a well earned refreshment break on High Road Leytonstone, where you'll find many fine restaurants and welcoming taproom, Mammoth Tap.

WHAT ELSE?

- Serving a mouth watering range of organic delicatessen goods, natural wines and tasty craft beers, Arch Deli and Bar is less than a five minute walk from your front door.
- Your new local will be the The Heathcote and Star. This large, family friendly, community gastropub hosts all sorts of events from pub quizzes, cider festivals and stand up comedy, to live bands and DJs.
- The younger members of your family will have plenty of choice when it comes to local schools. There are twenty one primary and secondary schools within a mile of your home and eighteen of those have been rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM OWNER...

"I love this house and the area it's in (and hoping to stay as close to the area as possible with my next move!). I've been living here for 6 years now and the area is perfect; it's close to so much green space with Wanstead Park, Leyton Flats and Hollow Ponds on the doorstep. It's a 5 minute walk from Leytonstone High Street which has all of the shops you need (and a Tesco Extra nearby) as well as cute cafes, a live music venue, and lots of nice restaurants. It's also a 5 minute walk from trendy Francis Road with arts and crafts shops, cafes and a wine bar. At the end of the street, we also have lots of places which have opened within the past couple of years: a bakery (Arch Deli), a cafe (Unity Cafe) and a music/drinks venue (Filly Brook). It's also equidistant from the tube and overground which makes it easily accessible. It also has community feel about it. I know my neighbours, I'm part of the local running club and local yoga community, and Wanstead Parkrun is held every Saturday. Plus, the house is on a cul-de-sac which means it's very quiet, with little traffic passing through. I've had so many good memories in this house and area."

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Reception Room
12'9" x 11'8"

Bedroom
10'11" x 9'6"

Reception Room
10'11" x 9'7"

Bedroom
8'10" x 8'9"

Kitchen / Diner
15'0" x 10'8"

Bedroom
17'7" x 7'9"

Bedroom
14'11" x 12'9"

Garden
45'11"



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